

Minutes of the Special Board of Directors' Meeting

To approve Special Assessment

Hawthorne Community Assoc. Inc.

Held on November 17, 2022

Bonita Springs/Estero Lodge # 2753

3231 Coconut Rd. Bonita Springs, FL 34134

Meeting was Accessible via Zoom

1. The meeting was called to order at 4pm. **A Quorum was established.** In attendance today was Hildegard Leschhorn, CAM from VESTA; John Goldsberry, President; Cheryl Haschak, Vice-President; Chuck Yanni, Treasurer; Lisa Rydberg, Secretary; and Pat O'Neil, Chairman of the Finance Committee.
2. **Proof of Notice:** Notice was posted on the bulletin Board, website, calendars, and e-mail blasts.
3. **New Business:** Adopt a special assessment in the total amount of \$275,022.00 or \$594.00 per parcel to provide funds to pay **\$150,000** for shortfalls in reserves due to the new Reserve Study (increase as a result of new construction costs, labor market, etc.) and, **\$125,000** related to the cleanup and repairs from Hurricane Ian. Chuck Yanni motioned to accept the special assessment and Cheryl Haschack seconded. Discussion held as Residents were allowed to ask questions, share concerns, and give suggestions to the Board. Pat O'Neil facilitated the discussion and responses. All Board Members added comments for clarification where appropriate. Pat highlighted that approximately 16% goes to Reserves for common areas. Regarding Funding, Hildegard shared that the CPA who did our Audit suggested Board save 2% of funds annually. After discussion, John Goldsberry asked for a Vote : **4 YES APPROVED.** Lisa Rydberg, Secretary, read a statement from Soren Shablott who was out of the Country and could NOT VOTE via Proxy. He asked that the Board, residents, and these minutes reflect this statement from him. " I am in full support of this assessment that is greatly needed for our community" All 5 BOD support this special assessment.
4. **SPECIAL ASSESSMENT One (1) installment due FEB. 15, 2023 , a 1 TIME PAYMENT of \$594 per member.** Vesta to send out a payment coupon with a self-addressed return envelope.
5. **Meeting adjourned at 4:51 pm**

Respectfully submitted,

Lisa Rydberg BOD Secretary



BOARD RESOLUTION

HAWTHORNE COMMUNITY ASSOCIATION, INC.


BE IT HEREBY RESOLVED THAT:

1. The Board of Directors, in the exercise of its business judgment, has determined that it is necessary to provide funds to pay for shortfall in reserves due to new reserve study update and cleanup and repair from Hurricane Ian.
2. The assessment is for:

\$150,000 shortfall in reserves due to new reserve study done 2022 (increase as a result of new construction costs, labor market, etc.) and \$125,000 related to cleanup and repairs from Hurricane Ian.
3. The Board of Directors has determined that there are insufficient available funds to pay for the total anticipated cost of cleanup and repair and reserve shortfall.
4. The Board deems a special assessment in the total amount of \$275,022.00 (\$594.00 per Parcel) to be necessary for the aforesaid purpose.
5. The above-described assessment of \$594.00 per Parcel is hereby declared to be payable in one (1) installment due on February 15, 2023.
6. The attached Notice of Special Assessment/Invoice shall be sent to each Owner forthwith.

HAWTHORNE COMMUNITY
ASSOCIATION, INC.

By: _____


John Goldsberry, President

Date: _____

Oct. 27, 2022